

To Let



pocock & shaw
Residential sales, lettings & management



Cobholm Place, Cambridge, CB4 2UN

EPC: D

£1,250 pcm Unfurnished

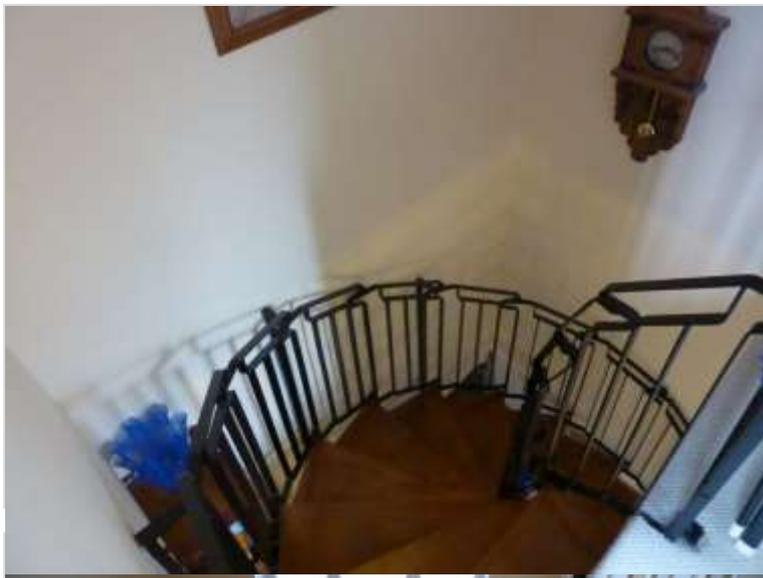
2 Bedrooms

Available 1st March 2022

2 Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ

www.pocock.co.uk

01223 322552



18 Cobholm Place
Cambridge
CB4 2UN

Well proportioned two bed home.
Enclosed garden and off street parking.
Located on the north side of the city.
Easy access to the city centre, guided
bus route, Cambridge North rail station
and Science Park.

- Two bed home with garden
- Spiral stairs to first floor
- Parking
- Offered unfurnished
- North city location
- Deposit: £1442.00

Viewings by appointment

Rent: £1,250 pcm

Cobholm Place is located on the north side of Cambridge. Locally, there are a selection of amenities and easy access to city centre, Science Park, A14 and guided bus route.

This two bedroom home is offered unfurnished to a single person, couple or small family.

LIVING ROOM 16' 10" x 12' 1" (5.13m x 3.68m) with window to front, feature electric fireplace, coat hooks, spiral staircase to first floor, window to side, door to

KITCHEN/ DINING ROOM 12' 2" x 9' 3" (3.71m x 2.82m) with glazed door and window to rear garden, good range of built in units, electric hob with extractor hood and oven, breakfast bar, recessed ceiling spotlights, plumbing for washing machine, space for fridge/freezer, ceramic tiled flooring.

BEDROOM 1 12' 2" x 9' 6" (3.71m x 2.9m) with window to rear with views to garden, fitted wardrobe cupboards to length of one wall, cupboard housing the gas central heating boiler.

BEDROOM 2 12' 2" x 8' 10" (3.71m x 2.69m) Overlooking the front.

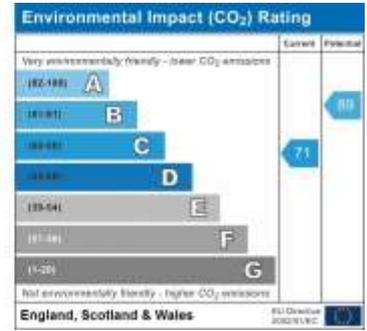
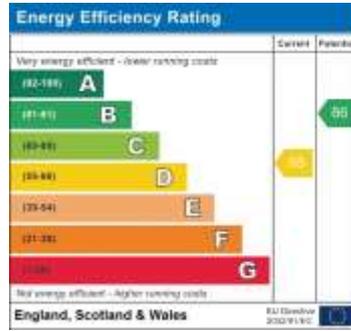
BATHROOM with window to side, panelled bath with fully tiled surround and Triton chrome shower unit over, radiator, extractor fan, wc, wash handbasin, mirror fronted wall cabinet.

OUTSIDE 45ft approximately with paved patio area and lawn. Rear access gate to rear parking area.

Council Tax Band: C

No smokers.
No pets.
No sharers.

Ref: L1483



Applying for a Property

If you would like to rent one of our properties please contact us to arrange a suitable time to come to our office to register an offer. Following recent legislation, all tenants need to prove that they have the right to rent in the UK using the following documents:

Tenants from within the EEA

(EU member states plus Iceland, Liechtenstein and Norway) or Switzerland.

One of the Following:

- British /EEA passport (current or expired).
- Valid biometric immigration document.
- Certificate of naturalisation as a British citizen.

OR

Two of the following:

- Birth certificate.
- Letter dated within the last three months from an employer.
- Letter from UK educational institution.
- Full or provisional driving licence (with counterpart).

Tenants from outside the EEA

The following documentation must be endorsed to indicate that the named person may stay in the UK for a time-limited period:

- Valid passport/travel document
- Biometric immigration document
- Residence card
- Immigration status document issued by the Home Office
- A 'yes' response from the Landlords Checking Service.

These checks need to be followed up either, a) 12 months from the date of the previous check or b) before the expiry of the person's right to live in the UK. We will keep a copy of these documents and they will also be sent to our reference company so they can be verified.

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.